

**MINUTES**  
**TRAVERSE CITY PLANNING COMMISSION**  
**Regular Meeting**

**Tuesday, August 2, 2016**

**7:30 P.M.**

**Commission Chambers**  
**Governmental Center, 2nd Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**

- 1. CALL MEETING TO ORDER-** Chairperson Serratelli called the meeting to order at 7:30 p.m.
- 2. ROLL CALL-** Mrs. Luick called roll for the Planning Commission.

**PRESENT:** Commissioners Michael Dow, Janet Fleshman, Gary Howe, Vice-Chairperson Linda Koebert, Ross Richardson (arrived at 7:32 p.m.), Chairperson John Serratelli, Jim Tuller and Jan Warren

**ABSENT:** Commissioner Camille Weatherholt

**STAFF:** Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

**3. ANNOUNCEMENTS**

Chairperson Serratelli announced that the Planning Commission will discuss award nominations for the Grand Traverse County Annual Awards Banquet at the September regular meeting. If Planning Commissioners have nomination suggestions in any of the award categories, they should communicate those to staff prior to the September meeting.

**4. APPROVAL OF MINUTES**

- A.** July 6, 2016 Regular Meeting minutes (Approval recommended)

Motion by Commissioner Warren, second by Commissioner Howe, to approve the July 6, 2016 Regular meeting minutes.

Motion carried 7-0 (Commissioners Weatherholt and Richardson absent).

Commissioner Richardson joined the meeting at 7:32 p.m.

**5. OLD BUSINESS-** None.

**6. NEW BUSINESS**

- A.** West Front Street Project- Review for Consistency with Master Plan (Approval Recommended)

Mr. Soyring explained his July 29, 2016 memo to the Planning Commission. It is staff's recommendation that the project is found to be consistent with the Master Plan in terms of location, extent and character.

Mr. Lodge addressed the Commission.

Commission discussion.

The following individuals addressed the Commission:

- Jeff Pownall, 824 W. Front and 124 N. Spruce Street
- Tom Griswald, 924 W. Front Street and 911 Third Street
- Homer Nye, 228 S. Spruce Street
- Jeanine Easterday, 1011 Lake Ridge Drive

Commission discussion.

Motion by Commissioner Koebert, second by Commissioner Richardson, that the West Front Street Project (west of Division) is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 8-0 (Commissioner Weatherholt absent).

- B.** Letter from Thomas Darga of DargaWorks, Inc., regarding properties commonly known as 205 and 211 Union Street and 205 Garland Street (Discussion)

Thomas Darga and Nick Darga of DargaWorks, Inc. addressed the Commission.

Commission discussion.

The following individuals addressed the Commission:

- Ellen Fivenson, 717 Bloomfield

**7. CORRESPONDENCE**

- A.** Community Development Update- July 2016  
**B.** Code Enforcement Report- April-June 2016

**8. REPORTS**

- A.** City Commission - Commissioner Howe reported.  
**B.** Board of Zoning Appeals – Commissioner Koebert reported.  
**C.** Grand Traverse Commons Joint Planning Commission - Commissioner Warren reported.  
**D.** Arts Commission- Commissioner Warren reported.

- E. Planning Commission
  - 1. Master Plan Review Committee—Commissioner Dow reported.
  - 2. Parking Regulation Committee- Commissioner Serratelli reported.
  - 3. Traffic Calming Review Committee- No report.
- F. Planning Department—Mr. Soyring
  - 1. Public Engagement Plan Committee- Mr. Soyring reported.
  - 2. Community Development/Economic Development- No report.
  - 3. Capital Improvement Program- No report.

**9. PUBLIC COMMENT**

The following addressed the Commission:

- Nathan Schultz, 121 S. Garfield

**10. ADJOURNMENT**

Chairperson Serratelli adjourned the meeting at 9:46 p.m.

Date:

September 7, 2016

Respectfully submitted,

Janet Freshman

Janet Freshman, Secretary

